

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 13, 2005

ITEM NO. 8

CASE NUMBER/ **102-DR-2004**
PROJECT NAME **City of Scottsdale Arsenic Mitigation Ste 115**
LOCATION **21790 N Hayden Rd**

REQUEST Request site plan and elevation approval for an arsenic treatment facility.

OWNER	City of Scottsdale 480-312-4327	ENGINEER	CH2M Hill 480-377-6262
ARCHITECT/ DESIGNER		APPLICANT/ COORDINATOR	Ronald Williams CH2M Hill 480-377-6262

BACKGROUND The City Council will consider the Municipal Use Master Site Plan for this project on January 11, 2005. The Planning Commission recommended approval of the Municipal Use Master Site Plan at their November 10, 2004 hearing.

APPLICANT'S PROPOSAL **Applicant's Request.**
This request is to add a new arsenic treatment facility to the existing Well Site 115. This 15-acre site is already improved with a well facility and its associated access drives, parking, and operations areas. The proposed site improvements include an approximately 16-foot high process building, reservoir, and perimeter wall.

Development Information:

- Existing Use: *Unimproved*
- Parcel Size: *15-acres*
- Total Square Footage: *5,990 s.f. building*

DISCUSSION The arsenic treatment facility is shown on the site plan with its own perimeter 8- and 10-foot high wall which includes a portion of the reservoir wall, separate from the existing well site perimeter wall.

The treatment facility building colors consist of three colors, a gray field with a lower flesh tone horizontal stripe accent and an upper brick horizontal stripe accent. The doors are white. Stipulations are included to require no exposed ladders and downspouts.

A truck access drive will be graded into the site to allow for direct access/exiting and these connect to the existing vehicle access road.

Trees, shrubs and ground cover will be planted along the outside of the wall to provide a buffer and screen of the improvements. The trees include desert ironwood, velvet mesquite, and salvaged trees. Shrubs around the facility include bursage, brittlebush, creosote, and buckhorn cholla. The ground cover is native seed mix.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Kira Wauwie
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
6. Landscape Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 8/11/04

Project No.: 307 - PA - 04

Coordinator: Al Ward

Case No.: _____ - _____ - _____

Project Name: City of Scottsdale Arsenic Treatment Facility Site 115

Project Location: Southwest Intersection of Hayden and Deer Valley Road

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-35 Proposed Zoning: _____

Number of Buildings: 1 Parcel Size: _____

Gross Floor Area/Total Units: N/A Floor Area Ratio/Density: N/A

Parking Required: none Parking Provided: N/A

Setbacks: N - 230 feet S - 150 feet E - 250 feet W - 110 feet

Description of Request:

The City of Scottsdale is required by the EPA to control the amount of arsenic entering the public water system. To that end, the City is constructing an arsenic treatment facility at a City owned parcel in the southwest corner of Hayden and Deer Valley Road. The facilities consist of arsenic removal contactors, surge suppression systems, process building housing two booster pump stations, standby generator and disinfection facilities. A 2.5 million gallon reservoir will store the treated water. A 10 foot CMU stuccoed wall will enclose the facility for security purposes. The wall and the process building color will match the City's existing on-site Well 115.

Planning and Development Services Department

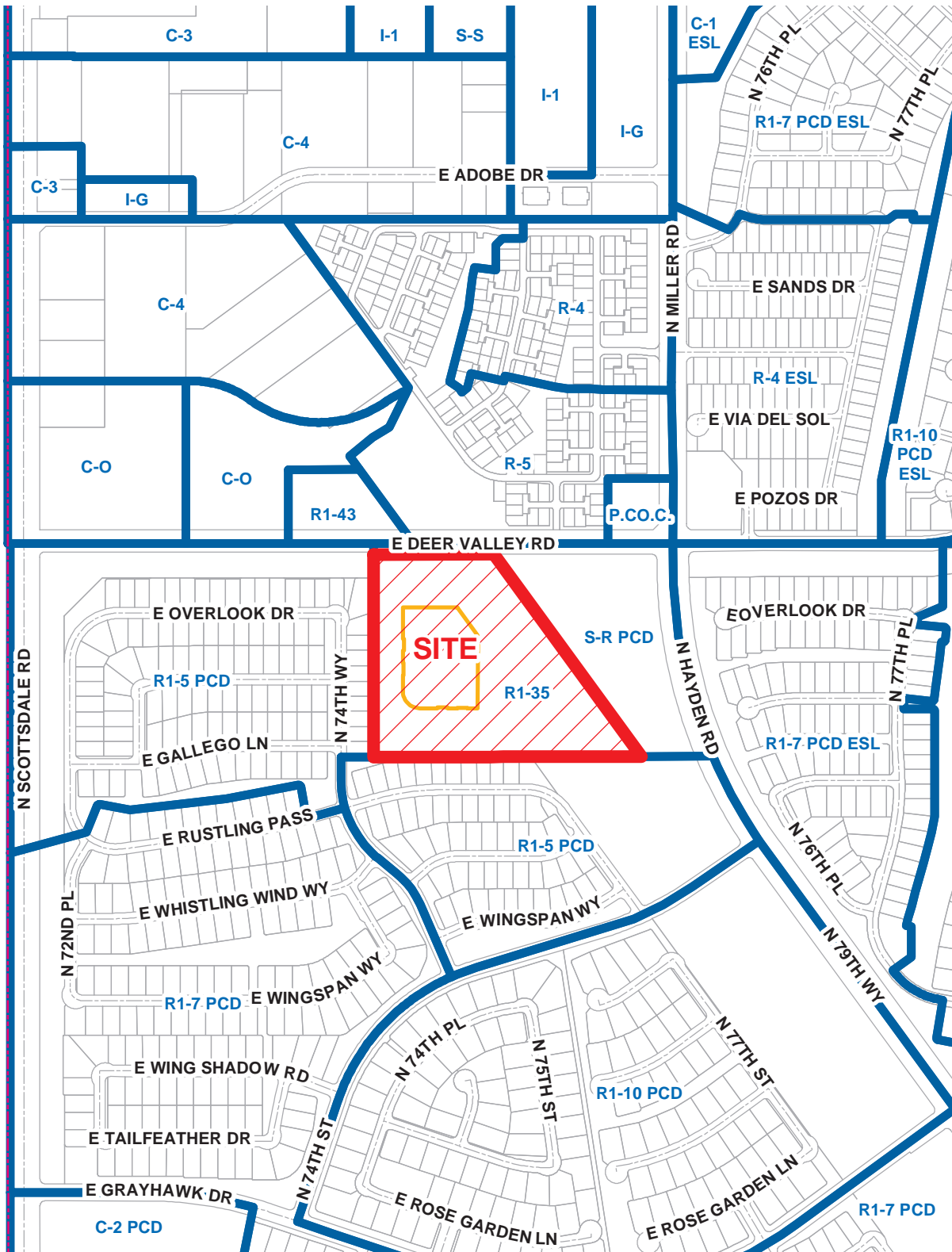
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



COS Arsenic Mitigation Site 115

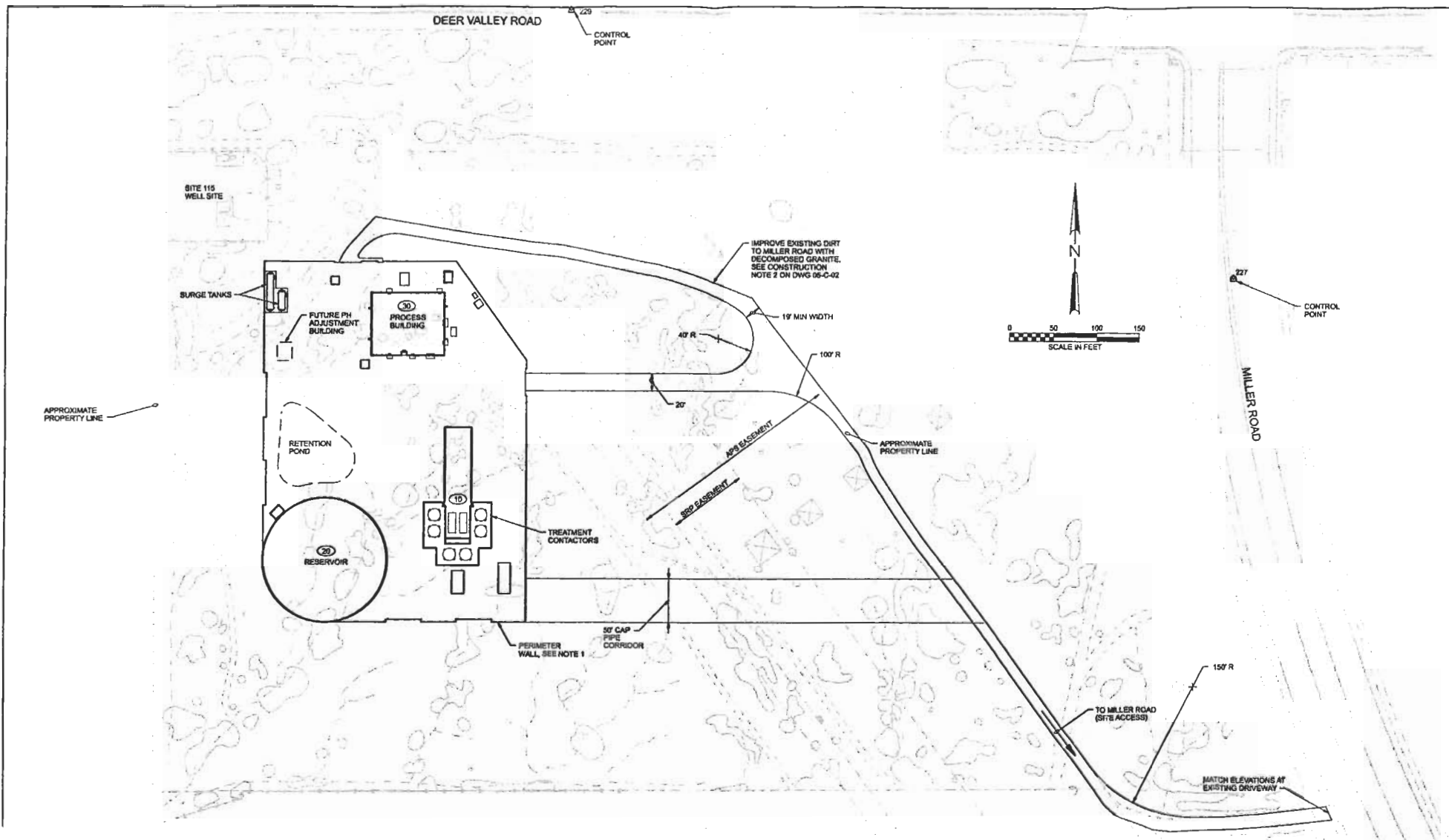
102-DR-2004

ATTACHMENT #2A



102-DR-2004

ATTACHMENT #3



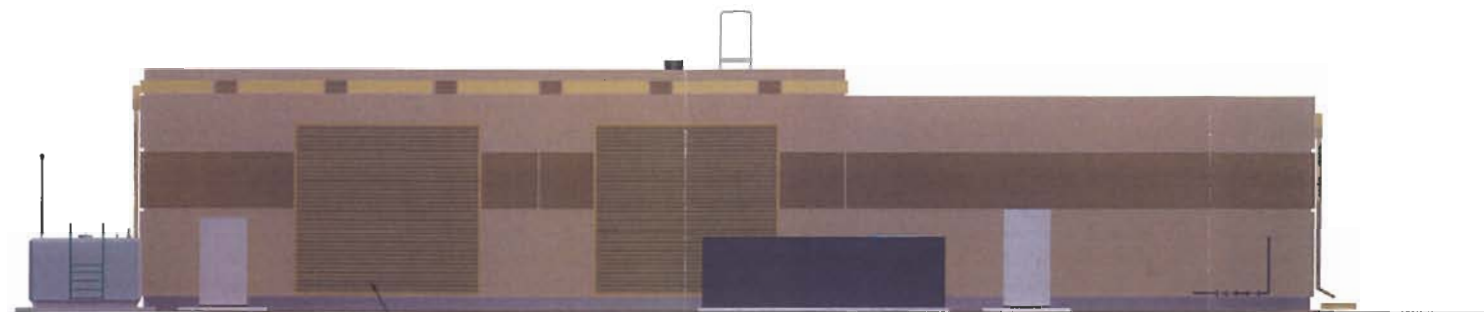
NOTES.

1. CONTRACTOR STAGING AREA TO BE RESTRICTED WITHIN THE BOUNDARY OF THE PERIMETER WALL. IF ADDITIONAL AREA IS REQUIRED, COORDINATE NEEDS WITH THE CITY STAFF. SEE GENERAL SITE NOTES 6 & 7 ON DWG 01-G-04.
2. SEE DWG 01-G-04 FOR ADDITIONAL GENERAL SITE NOTES.

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
227	976185.75	700005.27	1775.15	CITY OF SCOTTSDALE BRASS CAP
228	976902.79	699232.43	1787.95	CITY OF SCOTTSDALE BRASS CAP

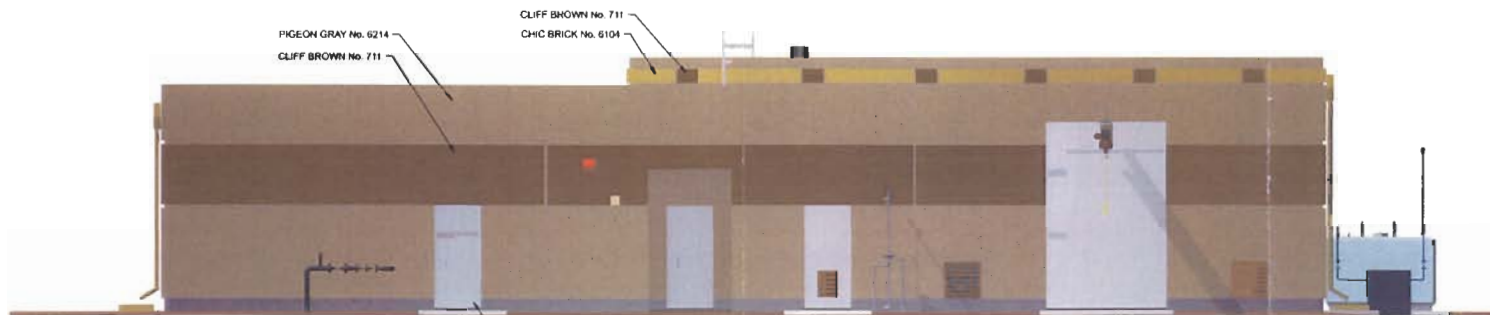
HORIZ DATUM: STATE PLANE COORDINATE SYSTEM - NAD83
VERT DATUM: NA88

90% PRELIMINARY DESIGN NOT FOR CONSTRUCTION		DATE: 06/08/04 REVISION:		BY:	
		CH2M HILL		MUNICIPAL SERVICES DEPARTMENT CAPITAL PROJECT MANAGEMENT 7847 E. INDIAN SCHOOL ROAD SCOTTSDALE, ARIZONA 85251	
2825 SOUTH PLAZA DRIVE SUITE 200 TEMPE, AZ 85282 TEL: 480.399.6100		ARSENIC TREATMENT FACILITY - SITE 115 CIVIL SITE DEVELOPMENT OVERALL SITE PLAN			
SCALE: 1"=40'	DESIGNED BY: J. L. HILL CHECKED BY: J. L. HILL DATE: 06/08/04	PROJECT NO: 06-00000001	SHEET NO: 11	OF: 11	DATE: 06/08/04



MANUFACTURER'S STANDARD
ALUMINUM LOUVER WITH ANODIZED
MEDIUM BRONZE FINISH, TYP

NORTH ELEVATION



PIGEON GRAY No. 6214
CLIFF BROWN No. 711

CLIFF BROWN No. 711
CHIC BRICK No. 6104

MANUFACTURER'S STANDARD
COLOR WHITE FRP DOOR, TYP

SOUTH ELEVATION

SITE 115 PROCESS BUILDING NORTH AND SOUTH ELEVATIONS

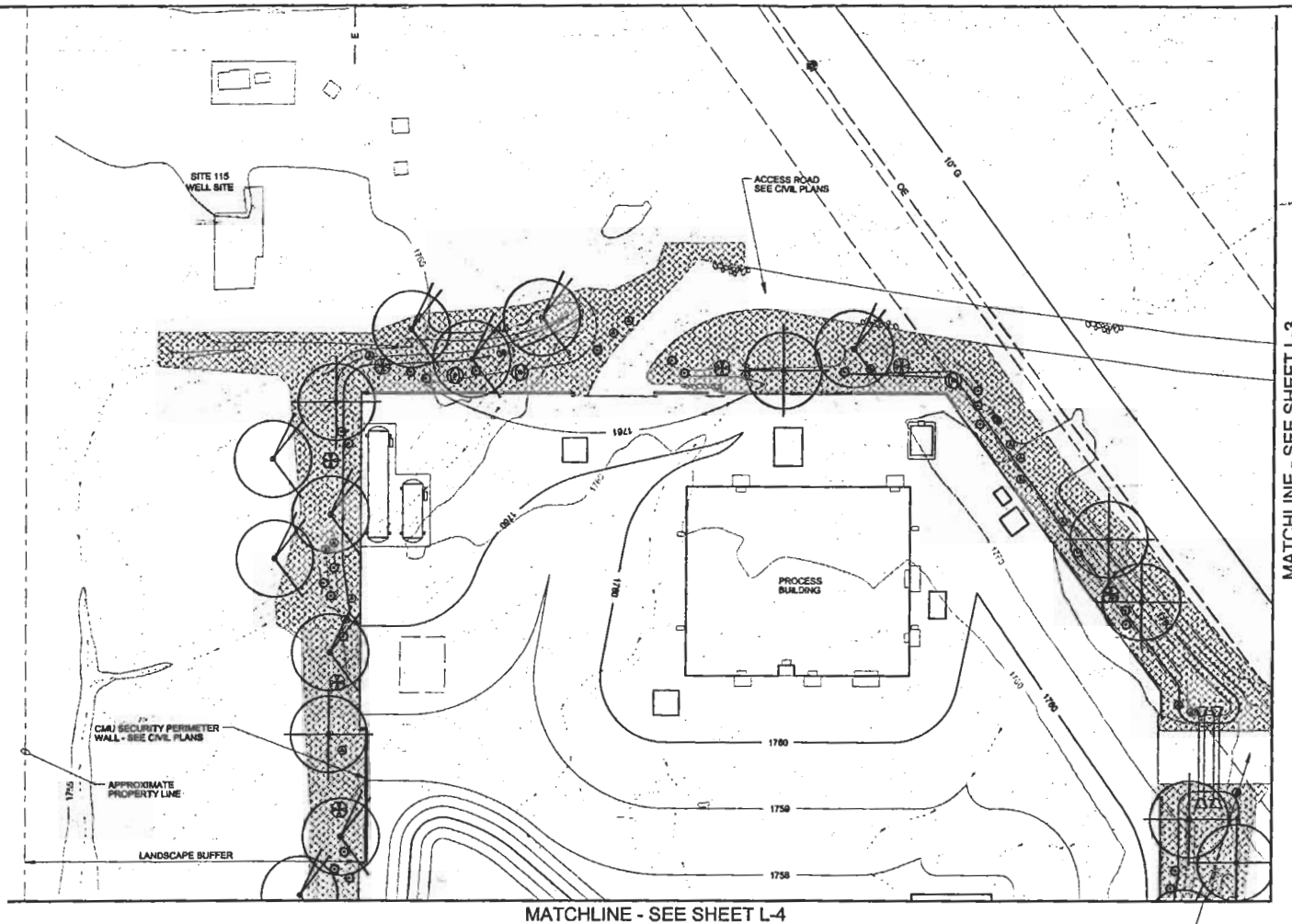
ARSENIC TREATMENT FACILITY
SCOTTSDALE, ARIZONA



102-DR-2004
11/2/2004



BY: NAA BJC: GYJ DT: TTM



PLANTING LEGEND & OVERALL QUANTITIES

SYM	SYMBOL	BEECHER	CORNER NAME	SIZE	QTY	CALCULATED
TR	TR	BOTANICAL NAME				(TREES ONLY)
⊕	⊕	Onyia tesota	Desert Ironwood	24" Box	11	2"
⊕	⊕	Prosopis juliflora	Velvet Mesquite	24" Box	28	2"
⊕	⊕	Salvaged Tree	See Specifications	Varies	14	
⊕	⊕	Ambrosia deltoidea	Bumage	5 Gallon	51	
⊕	⊕	Encelia farinosa	Brittlebush	5 Gallon	38	
⊕	⊕	Larrea tridentata	Creosote	5 Gallon	21	
⊕	⊕	Opuntia acanthocarpa	Buckhorn Cholla	5 Gallon	9	
⊕	⊕	Native Seed Mix - Hydroseeded	See C.O.S. Specification 430.11.3 and 430.12.13 for Seed Mix and Installation		38,437 S.F.	
⊕	⊕	Desert Pavement	See C.O.S. Specification 430.12.10-C			

<p>CH2MHILL 3825 SOUTH PLAZA DRIVE SUITE 300 TEMPE, AZ 85282 TEL 480.968.8186</p>	<p>DATE: 11/2/2004</p> <p>REVISION: 001</p>		<p>MUNICIPAL SERVICES DEPARTMENT</p> <p>CAPITAL PROJECT MANAGEMENT</p> <p>7447 E. BISHOP SCHOOL ROAD SCOTTSDALE, ARIZONA 85261</p>	
	<p>ARSENIC TREATMENT FACILITY - SITE 115</p> <p>LANDSCAPE DEVELOPMENT</p> <p>PLANTING PLAN</p>			
<p>SCALE: 1" = 40'</p> <p>DATE: 11/2/2004</p> <p>BY: J. L. HILL</p> <p>CHECKED: J. L. HILL</p> <p>APPROVED: J. L. HILL</p>	<p>DATE: 11/2/2004</p> <p>BY: J. L. HILL</p> <p>CHECKED: J. L. HILL</p> <p>APPROVED: J. L. HILL</p>	<p>DATE: 11/2/2004</p> <p>BY: J. L. HILL</p> <p>CHECKED: J. L. HILL</p> <p>APPROVED: J. L. HILL</p>	<p>DATE: 11/2/2004</p> <p>BY: J. L. HILL</p> <p>CHECKED: J. L. HILL</p> <p>APPROVED: J. L. HILL</p>	<p>DATE: 11/2/2004</p> <p>BY: J. L. HILL</p> <p>CHECKED: J. L. HILL</p> <p>APPROVED: J. L. HILL</p>

ARSENIC MITIGATION STATION 115
21790 N. HAYDEN ROAD
SCOTTSDALE, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS. <u>PROVIDE AN APPROVED TURN-A-ROUND.</u></p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS ____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS <u>-ONE.</u> DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|---|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
City of Scottsdale Arsenic Mitigation Ste 115
Case 102-DR-2004**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by CH2MHill with a City of Scottsdale received date of November 2, 2004 except that no exterior roof ladder shall be allowed where they are visible to the public or from an off-site location and all roof drainage systems shall be interior.
2. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by CH2MHill with a design date of October 20, 2004.
3. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan sheets L-1 through L-12 submitted by CH2MHill with a design date of October 18, 2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:

DRB Stipulations

9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
10. Incorporate all salvaged plants into the landscape design.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

11. All pole mounted, building mounted, and outside of the perimeter wall mounted exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
12. Any interior perimeter wall mounted exterior luminaries shall be mounted a minimum of 6-inches below the top of the wall.
13. The individual luminaire lamp shall not exceed 250 watts and any HID lamp shall be a HPS source.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
15. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

17. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were 24-UP-04.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

18. Master Drainage Report for Grayhawk.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

19. Provide dust palliative on access road in accordance with applicable requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

20. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
21. Demonstrate consistency with the approved master drainage plan and report for Grayhawk
- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
22. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.

Ordinance

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Storage basins must drain completely within 36 hours.
 - (2) Off-site runoff must enter and exit the site as it did historically.
 - (3) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be

shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Deer Valley Rd.		Not applicable	Half street for entire frontage, to be completed as a separate CMP Project.	vertical	sidewalk

DRB Stipulations

23. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.

INTERNAL CIRCULATION:

24. Realign roadway to avoid encroachments outside of dedications and property lines.

DRB Stipulations

25. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
25'	Ingress and egress over existing sewer easement for access.

DRB Stipulations

26. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE:

DRB Stipulations

27. If provided, refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail.
28. In addition, if provided then refuse enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.

- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

E. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

F. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

G. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

29. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

H. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**Ordinance**

I. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

30. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- J. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]